

An architectural rendering of a modern, single-story commercial building with a stone and wood exterior. The building features large glass windows and a covered walkway on the left. A person is walking on the path, and a car is parked in the foreground. The sky is blue with some clouds. A large white logo is overlaid in the center.

WGC

WEST GATE COMMONS

4701 WEST GATE BLVD

OFFICE/MEDICAL • FOR SALE OR LEASE



West Gate Commons is a 5-building condo project featuring freshly renovated unique and flexible space to users/tenants.

AVAILABILITY

DELIVERING LATE SUMMER 2025 / EARLY FALL 2025

BUILDING 1	2,032 - 4,063 RSF
BUILDING 2	1,995 - 3,990 RSF
BUILDING 3	1,592 - 3,183 RSF
BUILDING 4	2,128 - 8,512 RSF
BUILDING 5	2,387 - 4,773 RSF

► 5 per 1,000 RSF parking ratio

FOR MORE INFORMATION

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4701 WEST GATE BLVD | AUSTIN, TX 78745









WEST GATE COMMONS

BUILDING ONE

4,063 SF

1

TOTAL BUILDING SF

4,063 SF

DIVISIBLE TO

2,032 SF

FOR MORE INFORMATION

HAYDEN MCCARTY

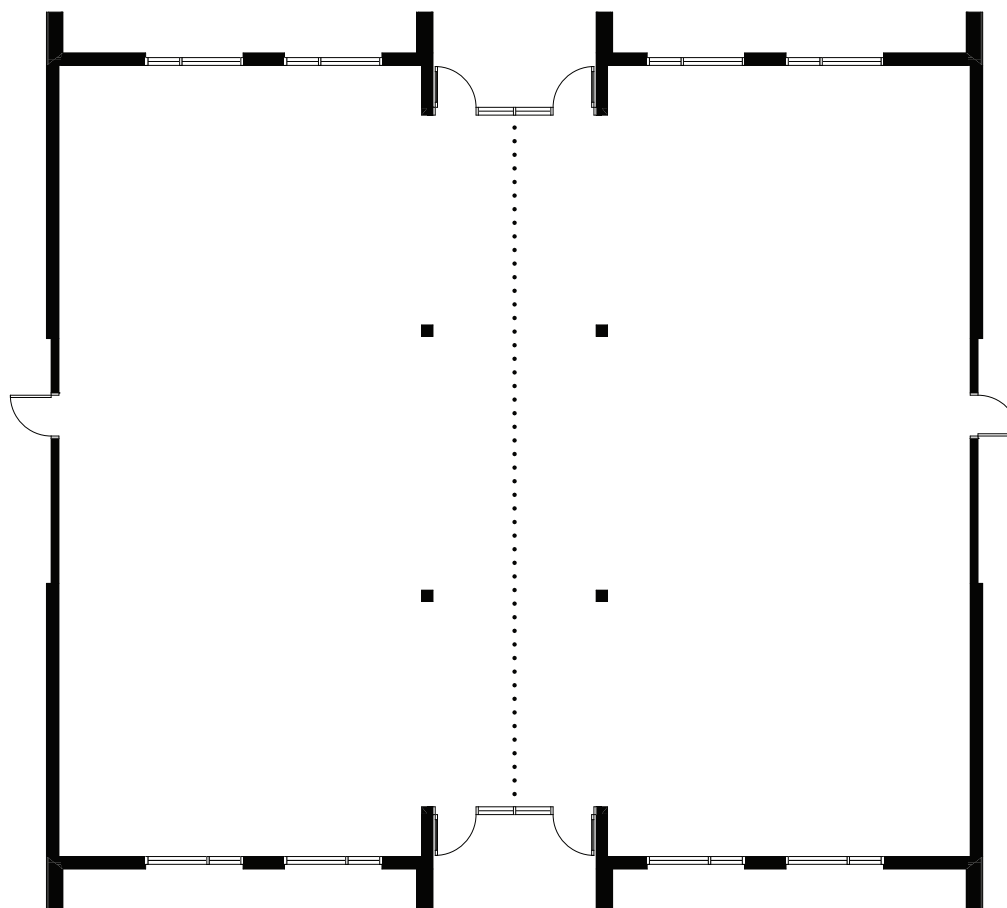
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WEST GATE COMMONS

BUILDING TWO **2**

3,990 SF

TOTAL BUILDING SF

3,990 SF

DIVISIBLE TO

1,995 SF

FOR MORE INFORMATION

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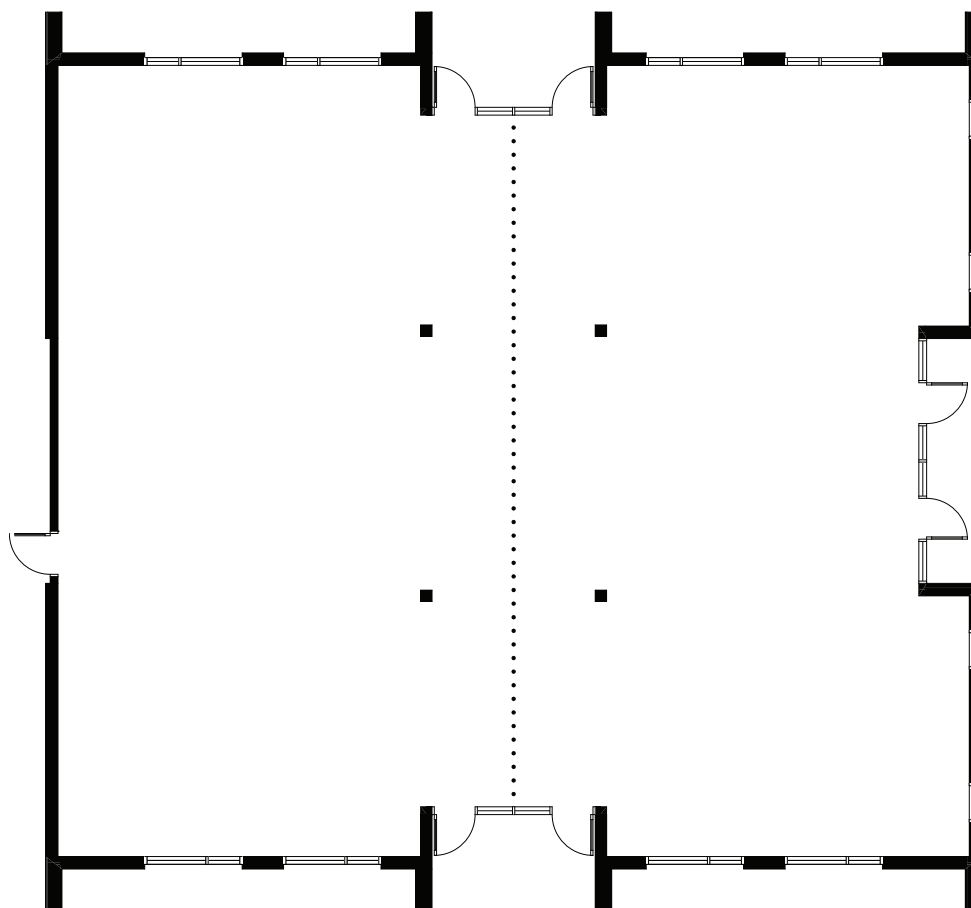
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WEST GATE COMMONS

BUILDING THREE 3

3,183 SF

TOTAL BUILDING SF

3,183 SF

DIVISIBLE TO

1,592 SF

FOR MORE INFORMATION

HAYDEN MCCARTY

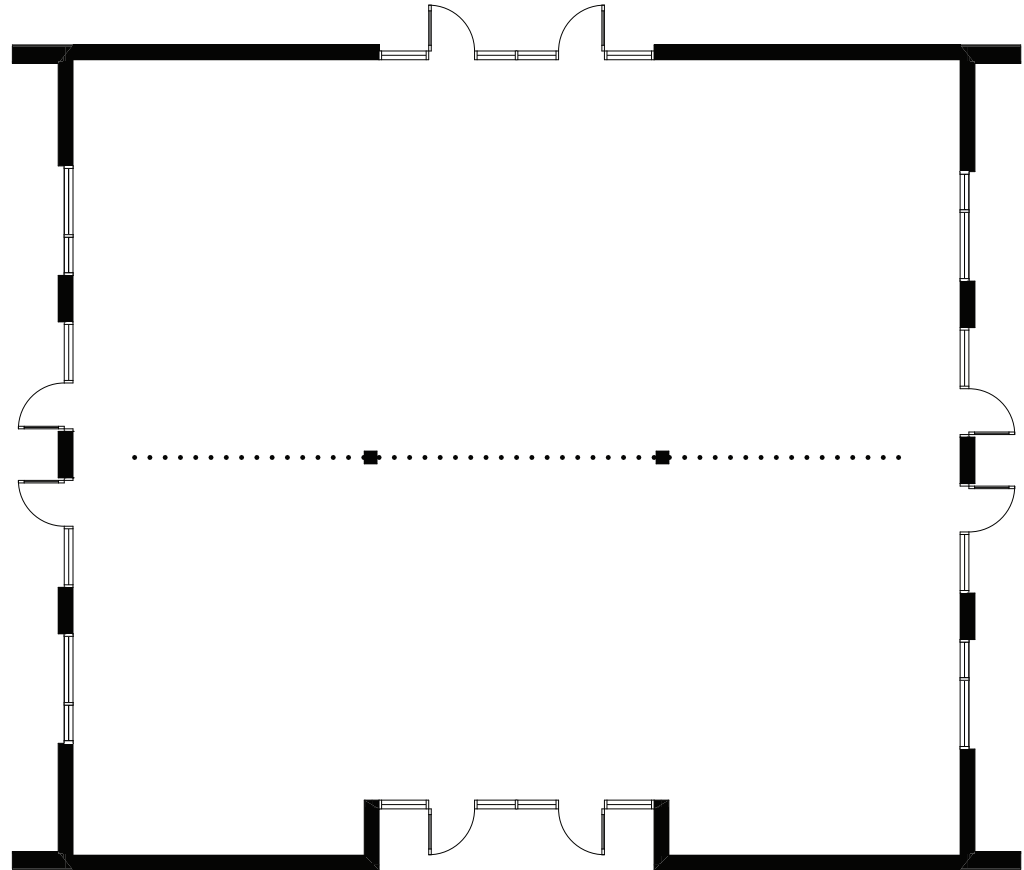
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WEST GATE COMMONS

BUILDING FOUR

8,512 SF

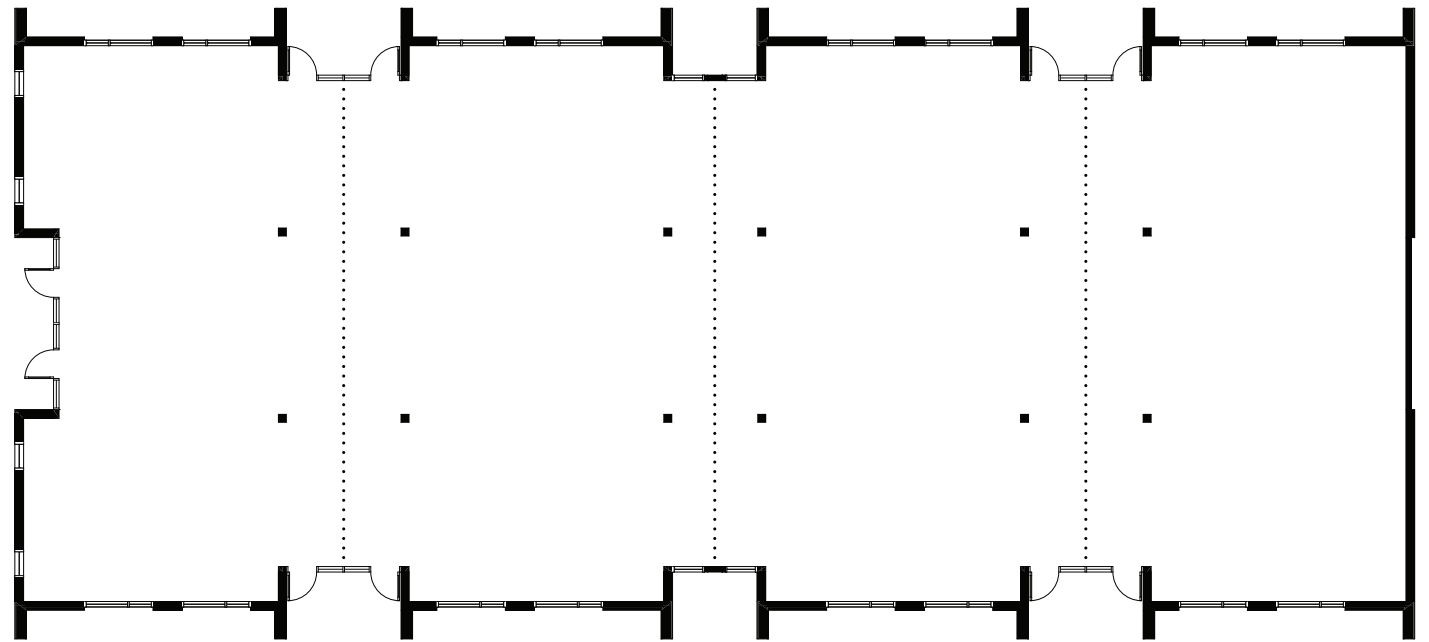
4

TOTAL BUILDING SF

8,512 SF

DIVISIBLE TO

2,128 SF



FOR MORE INFORMATION

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WEST GATE COMMONS

TOTAL BUILDING SF

4,773 SF

DIVISIBLE TO

2,387 SF

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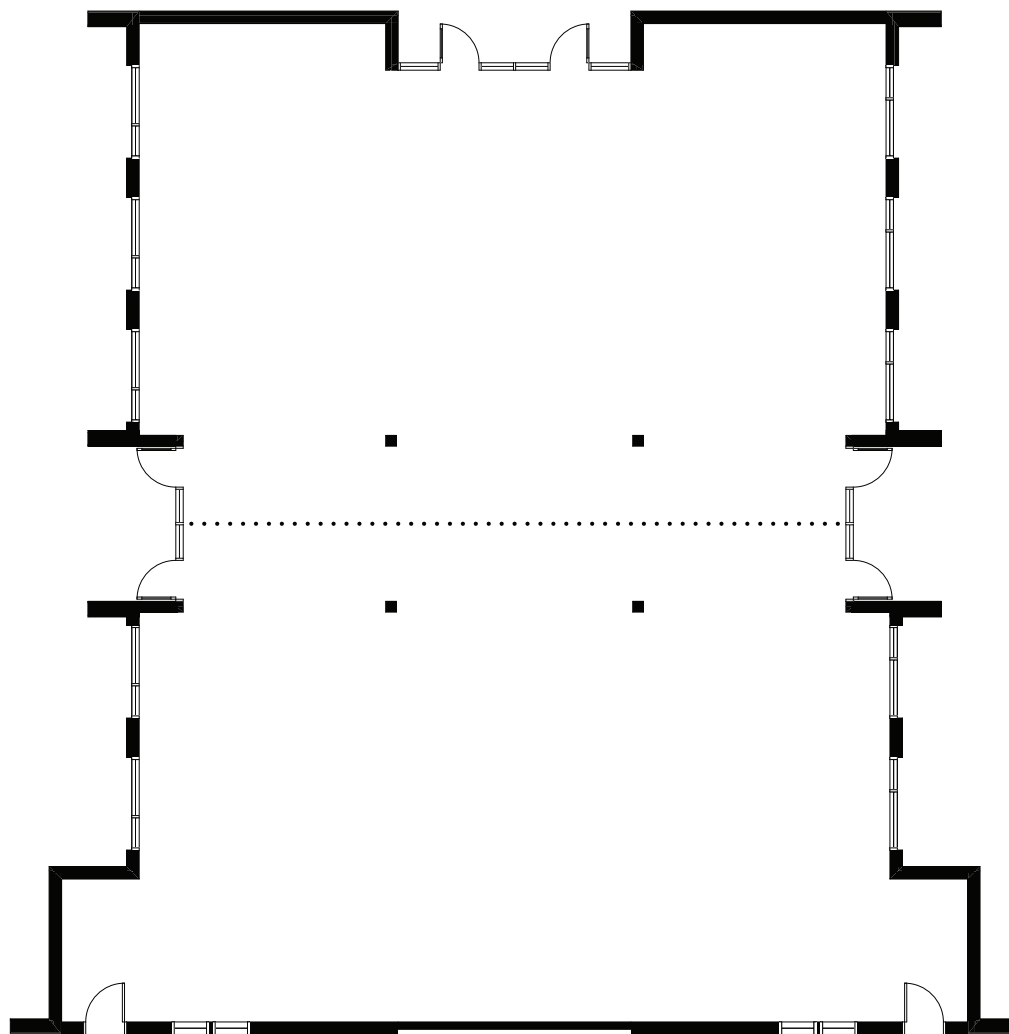
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BUILDING FIVE **5**

4,773 SF





LOCATION + AMENITIES



BARTON CREEK
GREENBELT

SOUTH LAMAR



290

LOOP
1

360
TEXAS

290



LOOP
1

BRODIE LN

SUNSET
VALLEY

SOUTH LAMAR

INTERSTATE
35

290

INTERSTATE
35

WEST GATE BLVD

WESTGATE





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FOR MORE INFORMATION

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